

Summary Comparison of Proposed Changes: Existing LDT Zones, and existing L1 Zones Outside of Growth Areas¹ to new LR1

Zones	Existing Lowrise Duplex Triplex (LDT)	Existing Lowrise 1 (L1)	Proposed Lowrise1 (LR1)			
Floor Area Ratio (FAR) and Density Limits	FAR: Not applicable Density limit: Cottage Housing: 1 unit/1,600 square feet Other housing types: 1 unit/2,000 square feet (SF) of lot area. Structures may not contain more than 3 units	FAR: Not applicable Density limit: 1 unit/1,600 SF of lot area Only ground related housing (townhouses and cottages) permitted	Housing Types: Cottage Housing Rowhouse Townhouse Apartment	FAR* 1.1 1.0 or 1.2 0.9 or 1.1 1.0	Density* 1 unit/1,600 SF of lot area No limit** 1 unit/2,200 SF or 1/1,600 SF 1 unit/2,000 SF (3 units maximum)	*The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance. **Rowhouse density is limited by the number of units that can fit in the width of the lot.
Building Height	25' + 10' for a roof with minimum 6:12 pitch		Cottage housing: 18' + 7' for a roof with minimum 6:12 pitch Rowhouses, Townhouses, and Apartments with up to 3 units: 30'+5' for a roof with minimum 6:12 pitch			
Building Setbacks	Front: Average of neighboring properties up to 20', minimum 5'	Front: average of neighboring properties up to 15', minimum 5'	HOUSING TYPE	SETBACK		
	Side: Minimum 5' (general, varies with height and depth of structure) Rear: 20% of lot depth up to 20', minimum 15' <u>Projections:</u> <ul style="list-style-type: none">Eaves, gutters, and other weather protection may extend 18 inches into setbacksBay windows may extend 2' into setbacks, but may not be closer than 5'to any lot line		Cottage Housing	FRONT	REAR	SIDE
			Rowhouse	7' average 5' minimum	0' with alley 7' no alley	5' minimum
			Townhouse	5' minimum	0' with alley No alley: 7' average 5' minimum	0' 5' on lots next to single-family zones
			Apartment (duplexes and triplexes)	7' average 5' minimum	7' average 5' minimum	5' if building is 40' or less in length; or 7' average, 5' minimum
			<u>Projections:</u> <ul style="list-style-type: none">Eaves, gutters, and other weather protection may extend 4' into setbacks, but may not be closer than 3' to any lot lineBay windows: same as existing LDT and L1 zonesThe first steps (up to 2.5' in height) of a stoop may extend to street			
Building Width and Depth Limits	<u>Applies to all lots</u> <ul style="list-style-type: none">Maximum Width: 45'Maximum Depth: 60% of lot up to maximum of 65'	<u>Applies to all lots</u> <ul style="list-style-type: none">Maximum Width: 60'Maximum Depth: 60% of lot depth	<u>Applies to all lots</u> <ul style="list-style-type: none">Maximum Width: Cottage housing and rowhouses: no limit; Townhouses: 60'; Apartments (duplexes and triplexes): 45'Maximum Depth for all housing types: 65 percent of the lot depth for structures or portions of structures located within 15 feet of a side lot line that is not a street or alley lot line; 40' for a rowhouse unit located within 15 feet of a lot line that abuts a lot in a single-family zone			
Lot Coverage	<u>Applies to all lots</u> Apartments: 35% Townhouses: 45%	<u>Applies to all lots</u> Apartments 40% Townhouses 50%	Not applicable			
Open space and Amenity Area Requirements	Cottage housing: 250 SF private open space and 150 SF common open space per unit Other Housing Types: Either 400 SF/unit of private open space, or 600 SF open space shared by all units	Cottage housing: 150 SF private open space and 150 SF common open space per unit Other Housing Types: Average 300 SF/unit, at ground level; minimum of 200 SF/unit directly accessible to each unit	Cottage housing: 150 SF of private amenity area and 150 SF of common amenity area per cottage; plus 150 SF of common amenity area for carriage house units. Rowhouses and Townhouses: an area equal to 25% of lot area required as amenity area, with a minimum of 50% provided at ground level. Amenity area at ground level may either be common or private. Apartments (duplexes and triplexes): Same as rowhouses and townhouses, except that amenity area at ground level must be common, rather than private.			
Landscaping Requirements	Equivalent to 3 times the perimeter of the property line. Street trees required.		Landscaping must earn a Green Factor score of 0.6. The scoring system is updated to place more value on tree planting, and to limit vegetated walls to a maximum of 25% of Green Factor score. Street trees required.			
Parking Requirements	<ul style="list-style-type: none">No parking required in urban centers and station areas.1 space/unit required except in Alki and portions of the University District, where the requirement is 1.5 spaces/unit.Parking may be located on the side or rear of a structure, or in or under a structureAccess from alley required, if present, except when townhouses are proposed in L1 zones across an alley from single-family zones. Parking must be screened.		<ul style="list-style-type: none">No parking required in urban centers and station areas.No parking required in urban villages for lots within ¼ mile of frequent transit service.All other areas: 1 space per unit, except in Alki and portions of the University District where the requirement is 1.5 spaces/unit; an exception for low-income units that requires .33, .75, or 1 space per unit, depending on unit size and household income, is reinstated after being accidentally deleted.Parking may be located on the side or rear of a structure or in or under a structure; if reaching higher FAR limit, location has further restrictions.Parking may be located within 800 feet of the lot, but not in a single-family zone; the two lots must be tied together with a use permit for the parking.Access from alley required, if present. Parking must be screened.			
Design Standards	Modulation of facades is required; generally modulation must be 5' wide with a depth of 4'.		For facades that face the street, new general design standards require that visual interest be provided by articulating the façade, varying building materials, or using architectural features. These facades must have pedestrian entries and a minimum area devoted to windows. There are also specific design standards for each multifamily housing type and for location and size of garage doors.			

¹. Designated growth areas include: urban centers, urban villages and land within the light rail Station Area Overlay District.

Summary Comparison of Proposed Changes: Existing L1 Zones Inside Growth Areas¹ and All Existing L2 Zones to new LR2

Zones	Existing Lowrise 1 (L1)	Existing Lowrise 2 (L2)	Proposed Lowrise 2 (LR2)			
FAR and Density Limits	FAR: Not applicable Density limit: 1 unit/1,600 square feet (SF) of lot area Only ground related housing (townhouses and cottages) permitted	FAR: Not applicable Density limit: 1 unit/1,200 SF of lot area	Housing Types: Cottage Housing Rowhouse Townhouse Apartment	FAR* 1.1 1.1 or 1.3 1.0 or 1.2 1.1 or 1.3	Density* 1 unit/1,600 SF No limit** 1 unit/1,600 SF or no limit 1 unit/1,200 SF or no limit	* The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance. **Rowhouse density is limited by the number of units that can fit in the width of the lot.
Building Height	25’ + 10’ for a roof with minimum 6:12 pitch		Cottage Housing: 18’ + 7’ for a roof with minimum 6:12 pitch Rowhouses and Townhouses: 30'+5' for a roof with minimum 6:12 pitch Apartments: 30'+5' for a roof with minimum 6:12 pitch; or 30’+4’ for partially below grade floor			
Building Setbacks	Front: average of neighboring properties up to 15’, minimum 5’ Side: minimum 5’, increasing with height and depth Rear: 20% of lot depth up to 20’; minimum 15’	Front: average of neighboring properties up to 15’, minimum 5’ Side: minimum 5’, increasing with height and depth. Rear: 15% of lot depth up to 25’, minimum 15’	Same as LR1			
Building Width and Depth Limits	<u>Applies to all lots</u> <ul style="list-style-type: none">Maximum Width: 60’Maximum Depth: 60% of lot depth	<u>Applies to all lots</u> <ul style="list-style-type: none">Maximum Width: Townhouses 90’; Apartments 50’Maximum Depth: Townhouses 65% of lot depth; Apartments 60% of lot depth	<u>Applies to all lots</u> <ul style="list-style-type: none">Maximum Width: Cottage housing and Rowhouses: no limit; Townhouses and Apartments: 90’Maximum Depth for all housing types: 65 percent of the lot depth for structures or portions of structures located within 15 feet of a side lot line that is not a street or alley lot line; 40’ for a rowhouse unit located within 15 feet of a lot line that abuts a lot in a single-family zone			
Lot Coverage	<u>Applies to all lots</u> Apartments 40% Townhouses 50%	<u>Applies to all lots</u> Apartments 40% Townhouses 50%	Not applicable			
Open Space and Amenity Area Requirements	Cottage housing: 150 SF private open space and 150 SF common open space per unit Other Housing Types: Average 300 SF/unit, at ground level; minimum of 200 SF/unit directly accessible to each unit	Cottage housing: Same as L1 Townhouses: average 300 SF/unit at ground level and directly accessible; minimum 200 SF/unit Apartments: 30% of lot area	Cottage housing: 150 SF of private amenity area and 150 SF of common amenity area per cottage; plus 150 SF of common amenity area for carriage house units. Rowhouses and Townhouses: an area equal to 25% of lot area required as amenity area, with a minimum of 50% provided at ground level. Amenity area at ground level may either be common or private. Apartments: Same as rowhouses and townhouses, except that required amenity area at ground level must be common, rather than private.			
Landscaping Requirements	Equivalent to 3 times the perimeter of the property line. Street trees required.		Landscaping must earn a Green Factor score of 0.6. The scoring system is updated to place more value on tree planting, and limit vegetated walls to a maximum of 25% of Green Factor score. Street trees required.			
Parking Requirements	Same as Existing LDT		Same as LR1			
Design Standards	Modulation of facades is required; generally modulation must be 5’ wide with a depth of 4’.		For facades that face the street, new general design standards require that visual interest be provided by articulating the façade, varying building materials, or using architectural features. These facades must have pedestrian entries and a minimum area devoted to windows. There are also specific design standards for each multifamily housing type and for location and size of garage doors.			

¹. Designated growth areas include: urban centers, urban villages and land within the light rail Station Area Overlay District.

Summary Comparison of Proposed Changes: Existing L3 and L4 Zones to new LR3

Zones	Existing Lowrise 3 (L3)	Exiting Lowrise 4 (L4)	Proposed Lowrise 3 (LR3)				
Floor area ratio (FAR) + Density Limits	FAR: Not applicable Density limit: 1 unit/800 SF of lot area	FAR: Not applicable Density limit: 1 unit/600 SF of lot area	OUTSIDE Designated Growth Areas ¹			INSIDE Designated Growth Areas ¹	
			Housing Type:	FAR*	Density*	FAR*	Density*
			Cottage Housing	1.1	1/1,600	1.1	1/1,600
			Rowhouse	1.2 or 1.4	no limit**	1.2 or 1.4	no limit**
			Townhouse	1.1 or 1.3	1/1,600 or no limit	1.2 or 1.4	1/1,600 or no limit
Apartment	1.3 or 1.5	1/800 or no limit	1.5 or 2.0	1/800 or no limit			
* The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance.							
**Rowhouse density is limited by the number of units that can fit in the width of the lot.							
Building Height	30’ + 5’ for a roof with 4:12 minimum pitch	37’ + 5’ for a roof with 4:12 minimum pitch	Cottage Housing: 18' + 7' for a roof with minimum 6:12 pitch Rowhouses, Townhouses, and Apartments: 30'+5’ for roof with minimum 6:12 pitch and +4’ for partially below-grade floor; or 30’+10’ for roof with minimum 6:12 pitch and no added height for partially below-grade floor; Height for apartments in High Point Revitalization Area is same as for apartments inside designated growth areas.		Cottage Housing: 18' + 7' for a roof with minimum 6:12 pitch Rowhouses and Townhouses: 30'+5’ for roof with minimum 6:12 pitch and +4’ for partially below-grade floor; or 30’+10’ for roof with minimum 6:12 pitch (no added height for partially below-grade floor) Apartments: 40'+5’ for roof with minimum 6:12 pitch; or 40’+4’ for partially below grade floor.		
Building Setbacks	Front: Average of neighboring properties up to 15’ , minimum 5’ Side: Minimum 5’ , increasing with height and depth Rear: 15% of lot depth up to 25’, minimum 15’	Front: Average of neighboring properties up to 20’, minimum 5’ Side: Minimum5’, increasing with height and depth Rear: 15% of lot depth up to maximum of 25’, minimum 15’	Same as LR1				
Building Width and Depth Limits	Applies to all lots <ul style="list-style-type: none">Maximum Width: Townhouses 120’, Apartments 75’Maximum Depth: 65% of lot depth	Applies to all lots <ul style="list-style-type: none">Maximum Width: Townhouses 150’, Apartments 90’Maximum Depth: 65% of lot depth	Applies to all lots <ul style="list-style-type: none">Maximum Width: 120’Maximum Depth for all housing types: 65 percent of the lot depth for structures or portions of structures located within 15 feet of a side lot line that is not a street or alley lot line; 40’ for a rowhouse unit located within 15 feet of a lot line that abuts a lot in a single-family zone		Applies to all lots <ul style="list-style-type: none">Maximum Width: 150’Maximum Depth for all housing types: 65 percent of the lot depth for structures or portions of structures located within 15 feet of a side lot line that is not a street or alley lot line; 40’ for a rowhouse unit located within 15 feet of a lot line that abuts a lot in a single-family zone		
Lot Coverage	Applies to all lots Apartments: 45% Townhouses: 50%	Applies to all lots Apartments and townhouses: 50%	Not applicable				
Open Space and Amenity Area Requirements	Cottage housing: 150 SF private open space and 150 SF common open space per unit Townhouses: average 300 SF/unit at ground level and directly accessible; minimum 200 SF/unit Apartments: 25% of lot area or 30% if 1/3 is above ground	Cottage housing: 150 SF private open space and 150 SF common open space per unit Townhouses: 15% of lot area plus a minimum of 200 SF/unit at ground level and directly accessible to each unit Apartments: 25% of lot area or 30% if 1/3 is above ground	Cottage housing: 150 SF of private amenity area and 150 SF of common amenity area per cottage; plus 150 SF of common amenity area for carriage house units. Rowhouses and Townhouses: an area equal to 25% of lot area required as amenity area, with a minimum of 50% provided at ground level. Amenity area at ground level may either be common or private. Apartments: Same as rowhouses and townhouses, except that required amenity area at ground level must be common, rather than private.				
Landscaping Requirements	Equivalent to 3 times the perimeter of the property line. Street trees required.	Equivalent to 3 times the perimeter of the property line. Street trees required.	Landscaping must earn a Green Factor score of 0.6. The scoring system is updated to place more value on tree planting, and limit vegetated walls to a maximum of 25% of Green Factor score. Street trees required.				
Parking Requirements	Same as Existing LDT	Same as Existing LDT	Same as LR1				
Design Standards	Modulation of facades is required; generally modulation must be 5’ wide with a depth of 4’.		For facades that face the street, new general design standards require that visual interest be provided by articulating the façade, varying building materials, or using architectural features. These facades must have pedestrian entries and a minimum area devoted to windows. There are also specific design standards for each multifamily housing type and for location and size of garage doors.				

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